

Situs : 34 HEMLOCK ST		Parcel ID: 127-065		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FERNANDES DOMINGOS R FRANCISCA L SILVA 34 HEMLOCK ST BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 43799/127 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	1,112			810				
Total Acres: .1862 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		79,200	79,200	0	74,100				
Building		232,000	278,000	0	185,200				
Total		311,200	357,200	0	259,300				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
08/11/16	65273	1,500	PORCH OFP			100			
07/16/14	B60375	10,000	BLDG	Add Bath		100			
11/15/13	B59190	7,000	BLDG	Redo Kit/Wndw s		100			
10/17/06	47486	10,800	BLDG	Strip & Reroof		0			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/06/13	160,000	Land + Bldg	Valid Sale	43799/127					
08/10/12		Land + Bldg	Transfer Of Convenience	41783/171					
04/20/12	100,000	Land + Bldg	Court Order/Decree	41256/30					

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	1980
<b>Attic</b>	None	<b>Year Remodeled</b>	2014
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces
<b>Heat Type</b>	Central Ac	<b>Stacks</b>
<b>Fuel Type</b>	Oil	<b>Openings</b>
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	1
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	Yes		

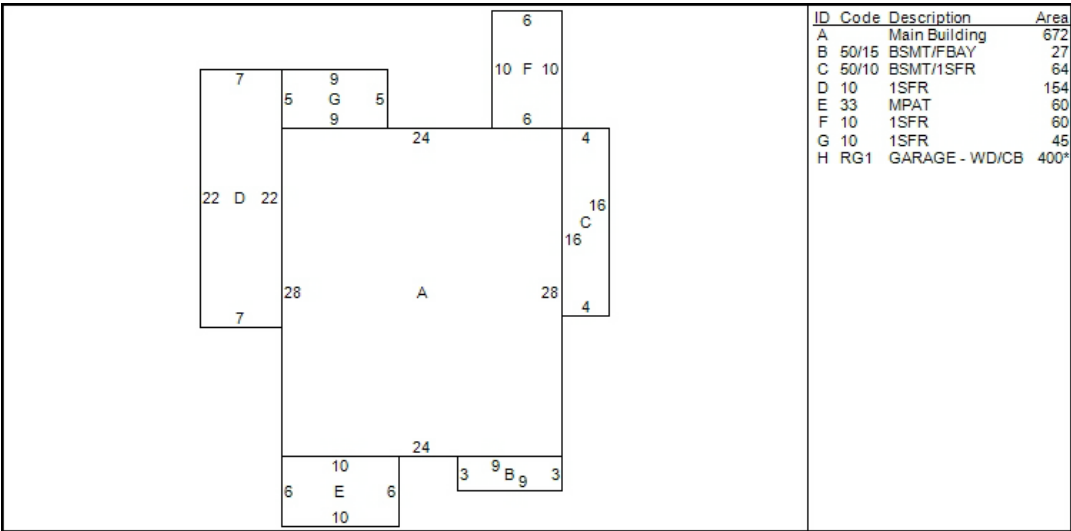
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
	<b>Unfinished Area</b>
	<b>Unheated Area</b>

Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	273,624	<b>% Good</b>	80
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	17,117	<b>Functional</b>	
<b>Heating</b>	7,460	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	307,990	<b>Additions</b>	24,560

<b>Ground Floor Area</b>	672		
<b>Total Living Area</b>	1,358	<b>Dwelling Value</b>	270,950

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1	50	15			2,480	5		10			4,000	
2	50	10			4,960	6		10			3,200	
3		10			9,360							
4		33			560							